**APPROVED**

**BLUE WATER BOARD OF DIRECTORS MEETING MINUTES**

**DANBURY TOWNSHIPP HALL
SEPTEMBER 21, 2019**

**Present: Blue Water Board, Emmett Conway, John Hatfield, Jim Pecl, John Shuleva, Cindy Staudt, Linda Wolf, Dave Zielinski; Associated Property Management Representative, Julie Rogers**

**Call to Order: President Dave Zielinski called the meeting to order at 8:00 AM.**

**OLD BUSINESS:**

**Minutes Approval: Cindy Staudt moved and John Hatfield seconded approval of the August 5 minutes. Unanimously approved.**

**Financial Report: Treasurer John Hatfield tabled approval of August financials pending corrections from APM. He then presented and explained the marina reserve study. He expects a $30,000 surplus from 2019 which will roll over into the reserve. However, this does not reflect payment in 2019 for dock removal. He will present a revision that includes this.**

**John Hatfield summarized other financial matters.**

* **Flood insurance cancellation application and inspection for Building #2 is complete but will not occur for about four months. LOMA is behind on processing.**
* **No owner outstanding late fees.**
* **One fine levied for failure to replace damaged garage door.**
* **Reconfirmed need for APM to request invoice authorization in order to better control from which areas payments are pulled.**

**Communication: Board praised the September newsletter even though only two other owners responded. Saw lack of response as evidence of contentment.**

**Steve Ott provided a written Zimmerman pre-trial report with a calendar and explanation of future steps. Discovery will continue in 2020. Trial date is March 2021. He stressed the need to continue documentation of actual damage since only that is insurable. Evidence of poor workmanship alone is not enough.**

**Landscape: Jim Pecl reported that two trees will be replaced this fall between Buildings #11 and #12. He will establish a plan for watering them using timers until the trees go dormant. Next replacements will be two or three trees on the south lawn, depending on budget.**

**Maintenance: Julie Rogers provided a maintenance update from APM.**

* **ODNR notified about dead tree that threatens Blue Water property.**
* **Contacted a new asphalt contractor for patching estimate for marina point parking lot and parking area near Building #17. Not interested in small job. Board agreed to return to Swartz for the job.**

**NEW BUSINESS:**

**Property Management: Jason Penrose issued a new inspection report. Dave Zielinski asked that future reports include his comments on the previous report. He also wants a PDF copy of violation notifications that APM sends to owners.**

**The Board confirmed that owners are responsible for garage door maintenance and painting.**

**Marina: Dave Zielinski reminded that the marina will close October 31 so that dock removal and repair can begin. To assist with compliance, the Board agreed to send letters to renters and owners reminding them of the closure date and the need to remove all personal items from docks by this date.**

**Dave Zielinski confirmed with APM the steps and contractors involved in dock removal and repair.**

**Pool: Jim Pecl reported September pool activity was strong as a result of high temperatures. The Board agreed to close the pool on September 22nd.**

**Financial: APM emailed 2019 contractor quotes to the Board. John Hatfield questioned the 7% increase for insurance coverage. The Board requested that APM shop for another agent. The Board approved contracts with Choice for landscaping and Kuzma Construction for plowing.**

**As a result of cost increases for regular expenditures, Emmett Conway moved to increase dues yearly by 2% or CPI whichever is greater. Jim Pecl seconded. Unanimously approved.**

**John Hatfield explained how such a change will affect both association and marina 2020 budgets. He will present final budgets at the October meeting.**

**Communication: Cindy Staudt alerted the Board that she will not be at the October 26 meeting. Someone will need to take minutes.**

**Landscape: Jim Pecl presented landscape proposals for Buildings #14 and #15. $1,000 will cover removal of old shrubbery to facilitate re-siding work. Replacement cost will be about $500. Jim will consult with owners regarding replacement choices.**

**Nominating: John Hatfield reiterated the difficulty of maintaining a seven-person board in future especially when three members’ terms will expire in May. He asked for confirmation that a by-law change to a five- person board can be handled at the annual meeting, where attendees constitute a quorum, should the committee fail to secure three people willing to serve. Discussion ensued regarding the advisability of reducing the Board during our lawsuit with Zimmerman.**

**Social: Linda Wolf confirmed that the pancake breakfast will continue for 2020 Memorial Day. She hopes to try more cocktail parties at the pool similar to the one held this past summer.**

**Next Meetings: October 26, 2019 at 8 AM in Danbury Township Hall.**

**Future conference call meetings tentatively scheduled for January 25, 2020; May 9, 2020.**

**Adjournment: John Hatfield moved and John Shuleva seconded for adjournment at 10 AM. Approved by consensus.**